



IDAHO GRH INCOME LIMITS

All Counties EXCEPT those listed below

| Household Size | Income |
|----------------|----------|
| 1 | \$48,000 |
| 2 | \$54,850 |
| 3 | \$61,700 |
| 4 | \$68,550 |
| 5 | \$74,050 |
| 6 | \$79,500 |
| 7 | \$85,000 |
| 8 | \$90,500 |
| | |

All Other Counties

Blaine County:

| Household Size | Income |
|----------------|-----------|
| 1 | \$57,300 |
| 2 | \$65,550 |
| 3 | \$73,700 |
| 4 | \$81,850 |
| 5 | \$88,400 |
| 6 | \$94,950 |
| 7 | \$101,500 |
| 8 | \$108,050 |
| | |

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Committed to the future of rural communities.

Idaho Rural Development

Comparison Matrix

Guaranteed Rural Housing

Rexburg, Idaho



COMPARISON OF RD GRH LOAN TO OTHER HIGH LTV PRODUCTS

| Items | RHS Guarantee | VA | FHA | Fannie Mae 97% | IHFA 100% No Down Payment |
|-----------------------------------|---|--|---|---|--|
| Max. LTV/CLTV | 102% (may include closing costs up to appraised value. May exceed LTV by amount of 2% Guaranteed fee financed.) | 100% | 97.75% > \$50,000 98.75% < \$50,000 | 3% | 100% |
| Max. Loan Amount | None (determined by income limits and ratios) | \$240,000 (including FF) | FHA Max for Area | \$322,700 | \$200,000 All Counties Except Blaine & Teton Counties - \$275,000 |
| Loan Terms | 30-year fixed | 30 or 15 fixed or variable | 30 or 15 Year Fixed or Variable | 25 or 30 Year Fixed | 30 Year Fixed |
| Purchase/Refinance | Purchase Only. Can refinance existing RD GRH and Existing RD 502 direct with guarantee | Purchase/Rate & Term | Purchase/Rate & Term | Purchase Only | Purchase Only |
| Properties | SFR, Condo-PUD 1-4 Unit, New Manufactured Homes | SFR, Condo, PUD 1-4 Unit | SFR, Condo, PUD, 1-4 Unit | SFR, Condo, PUD, 1-4 Unit | SFR, Condo, PUD, 1-4 Unit, Manufactured homes |
| Occupancy | Owner Occupied Only | Owner Occ Only | Owner Occ Only | Owner Occ Only | Owner Occ Only |
| Down Payment | None | None | Approx 3% | 3% | Minimum \$500 cash to close. Up to \$3000 down payment and closing cost assistance is available through IHFA as a forgivable grant |
| Qualifying Ratios | 29/41 Ratio Waiver if Compensating Factors or Credit Score of 660 | 41 + Residual | 29/41 fixed | 33/38 | 26-28% PITI 38% Total Debt |
| MI Coverage | None | None | Upfront MI of 1.5% can be financed plus .5% per month | 3.5% MI Coverage Central MI or TAMI - OK | Upfront at 3.7% but lender pays it and IHFA reimburses lenders when service release premium is paid. No MI cost to the borrower. |
| Guarantee or Funding Fee | 2% of final loan amount. Can exceed appraised value by amount of fee financed into the loan (102% max) | Funding Fee of 2% for 1 st Use and 3% for multiple use. | None | None | None |
| Cash Reserves | None Required (Must be w/out sufficient resources to go regular conventional financing) | None Required | None Required | 1 Month PITI | None Required |
| Geographic Restrictions | Rural Areas Only. See RHS website or maps | None | None | None | None |
| Income Limits | 115% HUD median of total household income (See RHS income charts) | None | None | None | IHFA Limits NOTE: IHFA's limits are higher than RD |
| Non-Occupant Co-Borrowers | No | No | Yes | No | No |
| Non-Perm Resident Aliens | Yes, if classified as "qualified alien" | No | Yes | Yes, if classified as "qualified alien" | Yes |
| Limit on Seller Contribution | None, but check with investor as they could have limit | 4% excluding points | 6% | 3% | 3% |
| Origination Fee | 1% Standard | 1% Standard | 1% Standard | 1% Standard | 1% Standard |
| Forms Required | Conventional | FHA/VA | FHA/VA | Conventional | Conventional |
| Temp Buydowns | Yes | Yes | Yes | No | Yes |
| 1 st Time Homebuyer | No | No | No | Yes | No |
| Minimum Credit Score Requirements | None | Discretionary | Discretionary | Discretionary | 680 minimum credit score |
| Documentation | Full or Alt Doc | Full or Alt | Full or Alt | Full or Alt | Full Doc |
| Closing Costs/Premium Pricing | Standard and Customary/ Premium Pricing/Gift/Grant/OK | Limited to VA Allowable/Premium Pricing/Gift/Grant OK | Limited by FHA Field Office Premium Pricing/Gift/Grant OK | Premium Pricing/Gift/Grant OK | Limited to IHFA Allowable for Conventional Loan. Note. For loans \$110,00 and above, pricing is same as for RD Guarantee |